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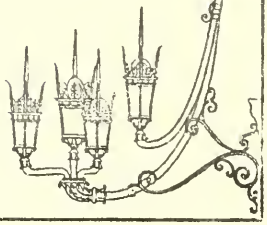

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the washington park relocation story

1962 / 1966

APRIL 1966

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DIRECTOR, FAMILY RELOCATION DEPARTMENT

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1 INTRODUCTION / statistics can tell a story

In one sense, the story of relocation in Washington Park can be told quite simply. During the period December 1962 through March 1966, the Boston Redevelopment Authority helped to relocate two thousand three hundred and eight families (this figure includes six hundred and forty-five single-person families).[1] The total number of people represented by these two thousand three hundred and eight families is six thousand four hundred and forty-three.

Before relocation ninety-one and seven tenths percent of these families lived in substandard housing; **after** relocation, ninety-seven percent of them lived in standard housing.

But numbers such as these tell only part of the story.

[1]*A total of approximately eighty families remains to be relocated; relocation should be complete by the end of 1966. See definition of family, page 23.*

2 THE PEOPLE BEHIND THE STATISTICS

When the Boston Redevelopment Authority faced the task of relocating families living in the Washington Park Urban Renewal Area, it recognized that its responsibility extended beyond moving people from one place to another. From experience gained in earlier projects, the staff knew that relocation often can seriously disrupt the lives of the persons involved. The families of Washington Park could not be shuffled about thoughtlessly; each had unique problems and capacities; each had reasons for living in Washington Park; and each had particular needs that called for a particular type of relocation housing.

In recognition of this, the Washington Park staff carried out relocation on the basis of case-by-case analysis. Relocation was always viewed as a process of matching particular human needs, desires, and potentials with suitable housing. This was very much more than merely moving people about and then recording the moves in neat numerical tables.

AN EXAMPLE OF THE WIDER CONCERN

Let us look at just one family to see what kinds of help it needed and received.

The B. family lived in an eighty year old house on Kensington Park. This house was one of the worst in Washington Park: both its exterior and interior were in extremely poor condition. Both Mr. and Mrs. B. were in their fifties; they had ten children who ranged in age from three to ten years. Mr. B. worked in a junk yard as a tire retreader and was trying to support his family of twelve on seventy-six dollars a week. Mrs. B. was chronically ill with ulcers and took little interest in housekeeping; the eldest daughter ran the household in her stead.

One son, who had been sent to reform school for truancy and a charge of breaking and entry, said there was no reason for him to come home at night.

The family had lived in public housing at one time, but were evicted by the Boston Housing Authority because they were considered "bad tenants." Mr. B. was continually falling behind on his rent, and was uncooperative and argumentative with social workers who visited the family.

When the Washington Park relocation staff began working with the B. family, they quickly recognized that merely helping the family to find decent housing would be insufficient. For decent housing often does not long remain so when it is occupied by a family with extensive social and economic problems. Any lasting solution to adequate housing conditions for families like the B.'s must involve treatment of the entire complex of problems. This of course is simpler said than done. The task of helping a family to break a multi-problem pattern requires understanding, patience, ingenuity, and skill.

As a first step in solving the problems of the B. family, the relocation staff asked the City Missionary Society to help with family counseling and budget guidance. After analyzing the needs of the family, however, the City Missionary Society realized that, even with the most careful budgeting, the family would still be short twenty dollars a week.

With this fact in mind, representatives of the relocation staff, the City Missionary Society, and the Welfare Department sat down together to try to find a workable solution. The approach they finally worked out had three parts: income, housing, and housekeeping.

Increased income was an obvious necessity. The Welfare Department agreed to supplement the family's income on a continuing basis from its special trust fund. Now Mr. B. could count on a total of one hundred dollars a week.

Rehousing presented particular problems. The family could not return to public housing; neither the family nor the Housing Authority would agree to that. Rental housing was impossible: Mr. B. had too many children and too small an income. So the relocation staff turned to home ownership as the only practicable answer. The staff contacted the Veterans Administration for one of its foreclosed homes. The Veterans Administration agreed to rehabilitate a suitable structure and to sell it to the family for nine thousand dollars. The City Missionary Society provided the family with a special loan for the down payment. As well as providing ample room for the family, the house contained an apartment which could be rented for sixty-five dollars a month. With this additional income and with a carefully planned long-term mortgage (special Federal Housing Authority programs are available for relocatees) Mr. B.'s net housing costs were kept to forty-four dollars a month, an amount he could afford.

The last piece of the solution was housekeeping assistance. The City Missionary Society arranged to send a volunteer case aid to work intensively with the family. The volunteer visited the family regularly and offered encouragement and sympathy as well as guidance in family management skills. Mrs. B. began to take an interest in her new home, and her housekeeping and budgeting reflected this interest with significant improvement.

As a result of this comprehensive solution, the entire family have become involved in the upkeep and improvement of their new home. Mr. B., who used to disappear for weeks at a time, is now a responsible landlord and homeowner. With Mrs. B. occasionally working to help with expenses, the family is now able to remain within its income.

This solution, worked out over the course of two years, illustrates the remarkable potentials of relocation. Relocation presents families with the unavoidable necessity of a housing change; this fact can pave the way to deeper changes. The Boston Redevelopment Authority relocation staff seeks to capitalize on the loosening of old patterns and to help families build new and better relationships within the family itself and in the wider community.

Let us now turn from the specific example of the B. family to examine the relocation process in more general terms.

3 THE BEGINNING / the boston redevelopment authority, the community, the plan

By 1960 the Washington Park community was crumbling badly, both socially and physically. Community leaders, who had long been concerned, now expressed their concern to the Boston Redevelopment Authority. As a result, the Boston Redevelopment Authority, community leaders, and the residents of Washington Park themselves joined forces in 1961 to develop a Washington Park Urban Renewal Plan. This partnership reflected Development Administrator Edward J. Logue's promise to "plan with people." Although Federal approval of the final plan was not granted until April 1963, community support for early land acquisition allowed relocation to get under way in December 1962.

The renewal plan, developed over the course of two and one half years, was two-pronged: it provided for the **conservation** of as much existing housing as possible through rehabilitation; also it called for the **construction** of new housing and needed community facilities in the place of structures beyond repair. Both conservation and construction would increase the supply of much-needed decent housing.

The implementation of the construction phase of the program meant demolition of many structures; and demolition meant relocation. However, the emphasis on rehabilitation in Washington Park meant that the old neighborhood would not be pulled out from under the families to be relocated. This psychological retention of place did much to soften the impact of relocation in Washington Park.

From the beginning, the relocation staff recognized the importance of adequate communication with Washington Park residents. For unless it is carefully explained, the specter of large-scale family dislocation can be extremely alarming. The Boston Redevelopment Authority had a valuable ally in Freedom House, Incorporated, a local organization of concerned citizens. Under the terms of a contract with the Boston Redevelopment Authority, Freedom House maintained an urban renewal information center where skilled staff indigenous to the community were available for advice and guidance; it also provided adequate space for various community meetings.

In addition, the Boston Redevelopment Authority staff prepared and distributed fact sheets, newsletters, and question and answer sheets well in advance of any actual relocation. Further, in order to increase the level of public information and understanding of the relocation program, as well as to encourage residents to express their misgivings directly to the Boston Redevelopment Authority staff, a series of community meetings was scheduled. The staff

first explained the overall relocation process and then took up in turn each of several important aspects. For example, both public housing and sales housing were discussed at these meetings. The provisions of the public housing program were outlined by one of the commissioners of the Boston Housing Authority. Sales housing was explained by the Chief Underwriter of the local Federal Housing Administration office; he pointed out that special Federal Housing Authority programs, which feature long-term, one hundred percent mortgages, make it possible for many families of limited means to consider owning their own homes. During these meetings, the Boston Redevelopment Authority gave a new dimension of meaning to its motto "planning with people."

4 THE RELOCATION PROCESS

Relocation doesn't "just happen." It involves a great deal of planning, skill, and care. Let us take a closer look at each of the steps in the relocation process. These steps can be best described under two general headings / Finding the Place; Giving the Support.

FINDING THE PLACE

THE REHOUSING PLAN

The first step in finding a place is a long discussion with the family or individual to be relocated. A relocation worker was assigned to each household in the Washington Park relocation workload. After discussing specific housing needs and preferences, the relocation worker and the family together drew up a "rehousing plan." This rehousing plan included housing type, size, cost, and location.

REHOUSING INVENTORY

Once the rehousing plan had been developed, the relocation worker turned to the rehousing inspection staff for a list of suitable homes or apartments.

The rehousing inspection workers kept up-to-date lists of available housing of all types. The workers gathered this housing inventory from many sources. They relied heavily on their knowledge of the neighborhood and contacts with community members, including real estate brokers, building superintendents, and apartment owners and managers. In addition, they combed the real estate sections of local newspapers and, when walking through the neighborhood, kept a sharp eye out for new vacancy signs.

INSPECTION

The Federal Government requires that all relocation housing must be "decent, safe, and sanitary." This regulation could not be enforced without a program of stringent housing inspection. Therefore, every house or apartment which was a potential relocation resource was inspected by a member of the rehousing inspection staff to determine whether or not it met the criteria for standard housing.

In Boston, a "standard" dwelling must meet all the applicable state and local building and health codes. These codes were covered in a checklist form used by the rehousing inspection staff. Plumbing, garbage and rubbish disposal, light, ventilation, heating, egress, maintenance, and allowable number of occupants were all evaluated on this form.

Negative findings on field inspections sometimes served as the first step towards upgrading an inadequate unit. When deficiencies were found by a rehousing inspector, he pointed them out to the landlord and sought his cooperation in correcting them. If the landlord refused to improve the unit, the inspector referred the case to the Building Department or the Health Department for legal action. (In addition, towards the end of the Washington Park program, recalcitrant landlords were referred to the new Department of Housing

Inspection, established in April of 1965.) In several cases, the landlord was entirely cooperative and the dwelling unit, newly made standard, was used to house relocation families.

TYPE OF REHOUSING

There are four basic types of housing available for relocation purposes: private rental, private sales, 221(d)(3) rental and public.

PRIVATE RENTAL HOUSING

Sixty-two percent of the families and fifty-four percent of the individuals chose to relocate in private rental housing. A great deal of effort was expended by the relocation staff in helping these families find apartments which they could afford. As a rule of thumb, it was estimated that gross rent (shelter rent plus heat, gas, and electricity) could cost up to twenty-five percent of family income. Since the average income of Washington Park families to be relocated was four thousand three hundred and eighty dollars a year, this worked out to an average gross rent guide of approximately ninety-one dollars a month.

In actuality, Washington Park families were paying an average monthly rent of sixty-five dollars before relocation, or seventeen percent of their income. After relocation, they were paying an average of seventy-seven dollars, or twenty-one percent of income. Thus, even with rental increases,

post-relocation housing costs were kept on an average well below the twenty-five percent income guide.[2] And it must be remembered that before relocation ninety-one percent of the families were in sub-standard housing and after relocation ninety-seven percent were in standard housing.

Single-person families relocating into rental housing had a lower average income than multi-person families, and paid a higher proportion of their income for rent. The majority of these individuals were elderly persons living on fixed incomes. The average monthly rent they paid before relocation was sixty-two dollars, or thirty percent of their income. After relocation they paid sixty-six dollars, or thirty-two percent of income.

As can be seen from these figures, many of these single-person families had modest incomes; indeed the average was two hundred and four dollars per month. The relocation staff took care to assure that these persons were receiving the maximum welfare benefits for which they were eligible. For example, the Welfare Department agreed to make up the difference in cases where an individual was receiving social security payments which were below Old Age Assistance rates.

[2]Unfortunately, no distinction was made in the Washington Park records between gross rent and net rent (rent not including utilities). Therefore, some of the rental rates averaged together are gross figures and some net. It would have to be assumed, therefore, that the average gross rent actually is somewhat higher than seventy-seven dollars. Nevertheless, even taking this into consideration, average gross rent would still fall within the guideline.

PRIVATE SALES HOUSING

Often the best solution and the best bargain for families having to relocate was to buy a home. This was especially true for large families: large private rental apartments were too expensive; large public housing apartments were too scarce. There is, however, a good supply of houses for sale at moderate prices in Washington Park, Roxbury, and Dorchester.

For those interested in buying a home, skilled staff helped to smooth the difficulties and to simplify the complexities. A member of the rehousing inspection staff acted as liaison between families and brokers, banks, and attorneys. When family income was low, it was often suggested that the family buy a two, three, or four family house: rental revenue from these extra units could help meet the cost of home ownership. When repairs were needed, the Washington Park Rehabilitation staff gave assistance. (See Appendix 1, Statistical Summary of Home Purchase Activity.)

221(d)(3) RENTAL HOUSING

For persons with low or moderate incomes, the Federal Housing Administration has been authorized to provide a special program for new or rehabilitated housing in Urban Renewal Areas. This program, known as 221(d)(3), allows non-profit or limited dividend sponsors / such as churches or civic groups / to build or rehabilitate low and moderate cost housing. The program features one hundred percent mortgages, below

market interest rates, and forty year amortization periods; these arrangements provide new housing at lower rentals.

The project staff recognized the great need for this type of housing and planned for fifteen hundred units of new low and moderate cost housing to be constructed in Washington Park. As of today, four hundred and sixty 221(d)(3) units have been completed and are occupied. An additional five hundred and two units are under construction by non-profit developers and will be completed during 1966.

The remaining five hundred and forty units are under commitment; the bulk of these will be completed during 1966.

The completed units are in three developments: Marksdale Gardens, Charlame Park, and Academy Homes. The modern, attractive apartments of these developments have reasonable rental costs; for example, a two bedroom apartment in Charlame Park, with heat and hot water, costs eighty-eight dollars per month. (See Appendix 2, Rent Schedule.)

A large percentage of the families moving into Marksdale Gardens, Charlame Park, and Academy Homes were relocatees:

Development	Total Families	Relocatee Families
Marksdale Gardens	166	88
Charlame Park	92	65
Academy Homes	202	48
Totals	460	201

Forty of the families who were relocated to 221(d)(3) housing were were aided by an experimental federal rent supplement program. The M. Family, now living in Charlame Park, is an example of this type of assistance.

When the M.'s home was acquired by the Boston Redevelopment Authority in 1962, the family moved without consulting the relocation staff. A relocation worker traced the family and found the parents and five children living in a crowded sub-standard apartment. As soon as Charlame Park was completed, the worker showed the family one of the apartments. The family was anxious to move from its present apartment, but could not afford the Charlame rental rates. The relocation staff then contacted the Boston Housing Authority and arranged for rent supplementation. The M. family now pays twenty-five percent of its income to rent a four bedroom apartment in Charlame; the Boston Housing Authority pays the difference between that and the apartment's rental cost.

PUBLIC HOUSING

For low income families and individuals, public housing is a primary source of relocation housing. Two hundred and thirteen families (twelve percent of the total family caseload) and sixty-three individuals (nine and one half percent of the total individual caseload) have been relocated in public housing as of

March 31, 1966. See Appendix 3 for breakdown of public housing projects into which Washington Park relocatees have moved.

Many more families and individuals had incomes within public housing limits but did not relocate in public housing. There are four main reasons for these families going elsewhere:

1/ **Time Lag.** Time is a crucial factor for relocatees. Public housing applications usually take three to six months to process. Many families refrained from applying because of the prospect of so long a wait; other families applied but moved elsewhere before the processing was complete.

2/ **Small Units.** Many families needing low rent accommodations have many children. At present there is a shortage of public housing units with enough space for large families / in all the Boston projects, there are only nine hundred and seventeen four-bedroom units and one hundred and seventy-five five-bedroom units.

3/ **Restrictions Other Than Income.** The Housing Authority requires that families must fulfill certain social criteria before they can be accepted into public housing. In order to help families with social problems become eligible the relocation staff encouraged many such families to work with appropriate social agencies. In such cases, the social agency working with a given family sent a letter to the Housing Authority stating that it would continue its services after the family had moved into public housing. Because of this support, the Housing Authority accepted many relocation families who normally would have been considered ineligible.

4/ **Poor Image.** Not every family needing low income housing wanted to move to public housing. Very often these negative feelings were based on ignorance. The relocation staff made a real effort to explain to relocation families the benefits of public housing. This effort included taking families to various housing projects and introducing them to the project managers and resident associations.

MOVING PAYMENTS

According to the regulations of the federal renewal program, all relocation families are eligible to receive up to two hundred dollars to cover the cost of moving their household belongings. In addition, towards the end of the Washington Park program, additional payments of up to five hundred dollars were made available to eligible low income families. Thus, the financial burden of the move itself was removed for Washington Park relocation families.

Now that we have considered the steps involved in finding relocation places, let us look at the various kinds of social support given as part of the relocation process.

GIVING THE SUPPORT

THE "PROBLEM FAMILY"

Because attention is focussed on problem families during urban renewal, some critics suppose that relocation itself creates such families. The truth of the matter is that the relocation process, which puts skilled workers in close contact with families and individuals living in substandard housing, uncovers and identifies many families characterized by chronic problems.

One of the lessons learned in the course of the Washington Park program is that relocation provides an unusual opportunity for social agencies to reach families with long-standing problems. Relocation workers were required to be trained in social work or to have had previous experience in social agencies so that they could correctly diagnose certain problems and refer families to the appropriate social agencies in the community.

The problems uncovered included unemployment, underemployment, poverty, alcoholism, illegitimacy, delinquency, physical and psychological illness. Many families were crippled by problems of such complexity that intense and continuous casework was necessary.

SUPPORT AGENCIES

Over the course of the relocation program, more than ninety different social agencies were contacted on behalf of relocation families. (See Appendix 4 for list of agencies to which referrals have been made.) Let us consider just a few of the support programs which were carried out by these agencies to aid relocation families.

WASHINGTON PARK RELOCATION COMMITTEE

To facilitate proper referral, many social agencies sent representatives to the Washington Park Relocation Committee. (Appendix 5 lists the agencies participating on the Relocation Committee.) This Committee met regularly to discuss problem cases and to decide on the best methods of dealing with them. The Committee was aided by three psychiatrists who agreed to visit certain families on a volunteer basis.

WELFARE DEPARTMENT

The Welfare Department was one of the support agencies most heavily depended upon. A very large proportion of the families and individuals relocated were receiving welfare assistance. Close cooperation was developed between the relocation staff and the Welfare Department. When a family was faced with a food or fuel emergency, the Welfare Department often helped with money drawn from its contingencies fund.

In the course of their work, relocation workers sometimes discovered persons eligible for aid but not receiving it. They referred these families to the Welfare Department for assistance. In other cases, relocation workers found families who were receiving grants which were too low to allow them to obtain decent housing. Many of these families had become accustomed to ignoring rental payments and using the money instead for other needs. The Welfare Department cooperated with the relocation staff in increasing rental allowances in some of these cases. For its part, the relocation staff stressed to relocation families the fact that a record of rent arrearage can limit future housing opportunities.

CLERGY COMMITTEE ON RENEWAL

This committee was composed of all the clergy in the project area. It served as an important base for reaching families who initially rejected relocation assistance. In cases where the relocation worker found it difficult to establish rapport with a family, a member of the Clergy Committee often was able to bridge the gap by encouraging the family to accept assistance.

THE AMERICAN SOCIETY OF FRIENDS

Many of the relocation apartments which had low rentals were standard but nevertheless dreary and unpleasant. Recognizing that the owners of such apartments could not afford to redecorate and afterwards maintain their low rental rates, the American Society of Friends sponsored many weekend Work Camp programs in the Roxbury community. Volunteers joined with family members to improve the properties into which the families were relocating. Because the families participated in the remodeling themselves, and because they were helped by volunteers, they often felt a great pride in the finished product.

FREEDOM HOUSE

As described earlier, Freedom House provided a relocation information center. In addition, it established a rotating loan fund. This fund was used to help relocation families meet various expenses: sometimes it covered the first month's rent in a new location, or paid for emergency food or fuel, or bought the paint and materials needed to complete a Weekend Work Camp remodeling job.

CITY MISSIONARY SOCIETY

The City Missionary Society set up a volunteer program to help relocation families in need of intensive personal support. Volunteer case aides, under supervision of a professional social worker, were assigned to visit one or two families on a regular basis. These volunteers were able to offer encouragement and hope to severely troubled families and to help with housekeeping, budgeting, family relations, and child care. The fact that the volunteers were warmly concerned and could be depended upon to visit regularly, precipitated real progress on the part of the families in the program.

In addition, the Society established a rotating loan fund to provide the down payment and closing costs for relocation families wanting to buy a home. Liberal terms were arranged so that these families would be able to meet the repayment schedule.

5 IN SUMMARY

In capsule form, each family developed with its assigned relocation worker a feasible rehousing plan, sought suitable rehousing, worked at improving any social or economic problems, and moved to its new home. Appendix 6 presents these steps graphically. In the ideal case, a stable family group moved into a standard dwelling that pleased them and that they could afford.

And where did they all go? Well, almost half of the Washington Park relocation families chose to remain in their old neighborhood and relocate within the Washington Park/ Roxbury community. This fact has been both praised and criticized: on the one hand, it means that many families have been able to maintain a sense of continuity and stability; but on the other hand, it means that Washington Park has tended to remain a Negro ghetto. Of course, many Washington Park residents **did** move outside Roxbury, some to other Boston neighborhoods, some to outlying suburban communities. Appendix 7 indicates the various places to which Washington Park relocatees moved.

The Boston Redevelopment Authority staff left the choice of remaining in the old neighborhood or leaving it to the individuals involved, for it was not within the province of the relocation workers to act as arbiters of city-wide housing patterns. Rather it was their responsibility to expand the range of individual housing choice, to articulate this range to relocation families, and to show them how to get what they wanted.

This opportunity for meaningful individual choice is the essence of the Washington Park relocation story.

DEFINITIONS 6

Dwelling Unit. A rental apartment or room, single family house, or public housing unit occupied by a single household.

Family. One or more persons occupying a single dwelling unit. The terminology used by the Department of Housing and Urban Development differentiates between "family" (multi-person family) and "individual" (single-person family). For the purposes of this report, the single word "family" shall refer to both single, and multi-person families.

Household. Same definition as family.

7 APPENDICES

APPENDIX I
STATISTICAL SUMMARY OF HOME PURCHASE ACTIVITY

DECEMBER, 1962 / MARCH 31, 1966

AREAS IN WHICH HOMES WERE PURCHASED

AREA	NUMBER	AREA	NUMBER
Dorchester	136	West Roxbury	1
Roxbury	70	South Boston	1
Jamaica Plain	20	East Boston	1
Hyde Park	6	Somerville	1
Randolph	4	Bridgewater	1
Holbrook	3	Falmouth	1
Braintree	3	South Carver	1
Newton	3	Brockton	1
Natick	3	Ashland	1
Abington	3	Springfield	1
Duxbury	3	Bellingham	1
Rockland	3	Walpole	1
Sharon	3	Malden	1
South End	2	Wellesley	1
Roslindale	2	Hopkinton	1
Quincy	2	Everett	1
Woburn	2	Hull	1
Mattapan	1	Pennsylvania	1
		New Hampshire	1

HOME BUYERS

CHARACTERISTIC	NUMBER	PERCENT
Total number of home buyers	288	100
Former Tenants	93	32
Former Owners	195	68
White	45	16
Non-White	243	84
Multi-Person Families	230	80
Single-Person Families	58	20

APPENDIX 2

RENT SCHEDULE FOR WASHINGTON PARK 221(d)(3) DEVELOPMENTS

DEVELOPMENT	1-BR	2-BR	3-BR	3-BR 1½ BATHS	4-BR	4-BR 1½ BATHS	5-BR
MARKSDALE GARDENS I		$85	$ 95		$105		
MARKSDALE GARDENS II		88	98		108		
CHARLAME PARK		88	98		109		
ACADEMY HOMES	$75	90	105	$109	120	$136	$147

APPENDIX 3

PUBLIC HOUSING PLACEMENT OF WASHINGTON PARK RELOCATEES

AS OF MARCH 31, 1966

AREA AND PROJECT	NUMBER OF MULTI-PERSON FAMILIES	NUMBER OF SINGLE-PERSON FAMILIES
ROXBURY		
Camden St.	1	0
Elm Hill Ave. *(Elderly)*	0	1
Lenox St.	4	0
Mission Hill	6	4
Mission Hill Ext.	18	6
Orchard Park	37	13
Whittier St.	1	1
Area Subtotal	67	25
JAMAICA PLAIN		
Bickford St.	5	1
Bromley Park	46	2
Heath St.	11	4
South St.	1	0
Area Subtotal	63	7

DORCHESTER		
Columbia Point	39	6
Franklin Field	4	10
Franklin Hill Ave.	6	1
Area Subtotal	49	17
SOUTH END		
Cathedral	9	5
Area Subtotal	9	5
OTHER SECTIONS OF BOSTON		
Archdale *(Roslindale)*	6	1
Bay View *(So. Boston)*	0	3
Broadway *(So. Boston)*	5	0
Charlestown *(Charlestown)*	1	0
Commonwealth *(Brighton)*	3	0
Maverick St. *(E. Boston)*	2	1
Old Colony *(So. Boston)*	3	2
Old Harbor *(So. Boston)*	3	0
Washington St. *(Brighton)*	0	2
Faneuil *(Brighton)*	2	0
TOTALS	**213**	**63**

APPENDIX 4

AGENCY REFERALS

CASEWORK

American National Red Cross
Big Brothers Association of Boston
Boston Board of Public Welfare
City Missionary Society
Division of Child Guardianship, Massachusetts Department of Public Welfare
Family Counseling and Guidance Centers, Incorporated
Family Service Center
Jewish Family and Children's Service
Roxbury Multi-Service Center
Salvation Army, Incorporated
Travelers Aid Society of Boston, Incorporated
United Community Services Information and Referral Service
University Hospital, Department of Social Service
University Memorial Hospital, Department of Social Service
Washington Park Home Guidance Program

EDUCATION

Adult Literary Program
Boston School Guidance Department
Committee for Educational Needs of Teenage Unmarried Mothers
Dorchester High School
Jeremiah E. Burke High School for Girls
Project Headstart

EMPLOYMENT

Job Clearing House
Labor Pool
Massachusetts Board of Retirement
Massachusetts Division of Employment Security
Neighborhood Youth Corps, Commonwealth Service Corps

FINANCIAL

Boston Board of Public Welfare
City Missionary Society
Freedom House
Lend a Hand Society

Social Security Administration
Soldiers Relief Fund
United States Veterans Administration

FURNISHINGS

Boston Board of Public Welfare
City Missionary Society
Morgan Memorial, Incorporated
Salvation Army
Society of St. Vincent DePaul

HEALTH

Boston City Hospital
Boston Dispensary
Boston Hospital for Women
Children's Hospital Medical Center
Lemuel Shattuck Hospital
Massachusetts Eye and Ear Infirmary
Massachusetts General Hospital
New England Medical Center
Nursing Homes
Peter Bent Brigham Hospital
Veterans Administration Hospital
Visiting Nurse Association of Boston

HOUSING

Fair Housing, Incorporated
Washington Park Work and Study Program

LEGAL AND PROTECTIVE

Boston Legal Aid Society
Division of Youth Service, Massachusetts Department of Education
Massachusetts Defenders Committee
Massachusetts Society for the Prevention of Cruelty to Children
Roxbury Court Clinic
United Prison Association of Massachusetts

PSYCHIATRIC

Boston City Hospital Child Guidance Clinic
Boston State Hospital
Division of Legal Medicine, Massachusetts Department of Mental Health
Grafton State Hospital
James Jackson Putnam Children's Center
Roxbury Court Clinic
University Hospital Psychiatric Clinic
Walter Fernald School, Massachusetts Department of Mental Health
Worcester State Hospital

RECREATION AND GROUP WORK

Blue Hill Christian Center
Columbia Point Neighborhood Center
Cooper Community Center
Jamaica Plain Neighborhood House
Norfolk House
Orchard Park Center
Robert Gould Shaw House
Roxbury Neighborhood House
St. Marks Social Center
United Community Services, R.I.G. Division
United South End Settlements House

REHABILITATION

Division of the Blind, Massachusetts Department of Education
Massachusetts Rehabilitation Commission

RELIGIOUS

Clergy Committee for Renewal

MISCELLANEOUS

Alcoholic Anonymous
American Friends Service Committee
Boston Education Service Training
Bureau of Environmental Sanitation
Chardon Street Temporary Home for Women & Children
Howard Benevolent Society
International Institute
Northern Student Movement
Spanish Speaking Center, Diocese of Massachusetts
United Community Services, Volunteer Bureau
United States Immigration Service
Urban League of Greater Boston, Incorporated
Veterans of Foreign Wars

APPENDIX 5

AGENCIES PARTICIPATING IN THE WASHINGTON PARK RELOCATION COMMITTEE

AS OF MARCH 31, 1966

American Red Cross
Boston Children's Service Association
Boston Dispensary Home Medical Service
Boston Public Welfare
Boston Redevelopment Authority
City Missionary Society
Community Shelter Care Project
Division of Child Guardianship
Family Service Association
Massachusetts Society for the Prevention of Cruelty to Children
New England Home for Little Wanderers
Norfolk House Center
Roxbury Community Council
Roxbury Multi-Service Center
St. Mark's Social Center
Visiting Nurse Association

APPENDIX 6

RELOCATION SUMMARY

DECEMBER, 1962 / MARCH 31, 1966

RELOCATION WORKLOAD
Multi-person families 1663
Single-person families 645
Total 2308

PUBLIC INFORMATION MEETINGS

RELOCATION WORKERS

REHOUSING PLAN

REHOUSING INSPECTORS

COMMUNITY RESOURCE AGENCY REFERRALS

MOVED WITHOUT ASSISTANCE FROM RELOCATION STAFF*
Multi-person families 113
Single-person families 198
Total 311

PRIVATE STANDARD RENTAL HOUSING
Multi-person families 911
Single-person families 321
Total 1232

221(d)(3) RENTAL HOUSING
Multi-person families 196
Single-person families 5
Total 201

SALES HOUSING
Multi-person families 230
Single-person families 58
Total 288

PUBLIC HOUSING
Multi-person families 213
Single-person families 63
Total 276

This category includes several sub-categories: new address unknown, tracing abandoned, substandard move, and too far to inspect.

APPENDIX 7

AREAS INTO WHICH WASHINGTON PARK RELOCATEES HAVE MOVED

DECEMBER, 1962 / MARCH 31, 1966

AREA	PERCENT OF FAMILIES
WASHINGTON PARK	24.5
ROXBURY	
Excludes Washington Park	27
DORCHESTER	29
JAMAICA PLAIN	7
SOUTH END	1
DOWNTOWN AREA	1.5
OTHER SECTIONS OF BOSTON	3
Includes Hyde Park, Roslindale, East Boston, South Boston, Allston, Brighton, Mattapan, West Roxbury, Charlestown	
GREATER BOSTON SUBURBS AND OTHER CITIES	7

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